



Holburn Walk | Ryton | NE40 3DL

£220,000



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FAMILY HOME

SPACIOUS LIVING ROOM

EXTENDED KITCHEN DINER

PRIVATE REAR GARDEN

DRIVEWAY

SINGLE GARAGE

SOUGHT AFTER LOCATION

VIEWING ADVISED

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THIS THREE-BEDROOM SEMI-DETACHED HOUSE IS FOR SALE IN RYTON, OFFERING PRACTICAL FAMILY ACCOMMODATION IN A CONVENIENT VILLAGE SETTING.

THE GROUND FLOOR FEATURES A LARGE RECEPTION ROOM PROVIDING A VERSATILE LIVING SPACE, ALONG WITH AN EXTENDED KITCHEN/DINER THAT CREATES A CLEAR ZONE FOR COOKING AND DINING. A PORCH TO THE FRONT OFFERS A USEFUL ENTRANCE AREA. UPSTAIRS, THERE ARE THREE BEDROOMS AND A FAMILY BATHROOM. OUTSIDE, THE PROPERTY BENEFITS FROM A DRIVEWAY AND GARAGE, PROVIDING OFF-STREET PARKING AND STORAGE. TO THE REAR, THERE IS A PRIVATE ENCLOSED GARDEN, SUITABLE FOR OUTDOOR SEATING, PLAY OR PLANTING.

RYTON OFFERS A RANGE OF LOCAL AMENITIES, INCLUDING SHOPS, CAFÉS AND SERVICES AROUND THE VILLAGE CENTRE AND THE NEARBY RYTON WILLOWS LOCAL NATURE RESERVE, WHICH PROVIDES RIVERSIDE WALKS AND GREEN OPEN SPACE. THERE ARE SEVERAL PRIMARY AND SECONDARY SCHOOLS IN THE WIDER AREA, MAKING THE LOCATION PRACTICAL FOR FAMILIES.

PUBLIC TRANSPORT IS AVAILABLE VIA LOCAL BUS SERVICES LINKING RYTON WITH NEWCASTLE UPON TYNE, GATESHEAD AND SURROUNDING COMMUNITIES. FOR RAIL CONNECTIONS, WYLAM AND BLAYDON STATIONS ARE WITHIN DRIVING DISTANCE, WITH SERVICES TO NEWCASTLE TYPICALLY TAKING AROUND 10-15 MINUTES FROM THESE STATIONS. ROAD LINKS VIA THE A695 AND A1 PROVIDE ACCESS ACROSS TYNESIDE AND TOWARDS THE WIDER NORTH EAST REGION.

OVERALL, THIS THREE-BEDROOM SEMI-DETACHED HOUSE FOR SALE IN RYTON PRESENTS A FUNCTIONAL LAYOUT, OFF-STREET PARKING, A GARAGE AND A PRIVATE REAR GARDEN IN A WELL-SERVED VILLAGE LOCATION.

The accommodation:

Porch/Conservatory:

Double glazed external door, double glazed windows to all sides, UPVC door to;

Hallway:

Stairs to first floor and radiator.

Lounge: 24'9" 7.54m x 12'4" 3.76m max

Double glazed UPVC window to the front, coving to ceiling, radiator and door to;

Kitchen Area: 19'4" 5.89m x 9'4" 2.84m

Double glazed UPVC window to the rear, fitted with a range of matching wall and base units incorporating double sink with drainer, gas hob, electric oven, extractor hood, plumbed for washing machine and radiator.

Dining Area: 9'6" 2.90m x 9'6" 2.90m

Double glazed sliding doors to the rear garden and radiator.

First Floor Landing:

Double glazed UPVC window to the side, loft access and coving to ceiling.

Bedroom One: 12'7" 3.84m x 7'3" 2.21m plus wardrobes and recess

Double glazed window to the front, fitted wardrobes, coving to ceiling and radiator.

Bedroom Two: 11'10" 3.61m x 7'2" 2.18m plus wardrobes

Double glazed UPVC window to the rear, fitted wardrobes and radiator.

Bedroom Three: 9'8" 2.95m plus recess x 5'11" 1.80m plus storage cupboard

Double glazed window to the front, storage cupboard, coving to ceiling and radiator.

Bathroom wc: 6'10" 2.08m x 5'11" 1.80m plus recess

Double glazed UPVC window to the rear, paneled bath with shower over, push button low level wc, pedestal wash hand basin and storage cupboard.

Externally:

To the rear of the property there is a patio and gravelled garden with access to the garage via wooden garage door. To the front there is a patio garden with a driveway providing off street parking leading to;

Garage:

Up and over door to the front and wooden garage door to the rear.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: No

Parking: DRIVEWAY

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

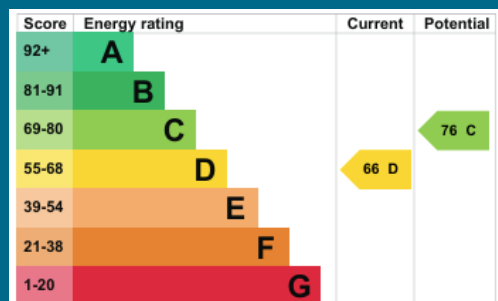
Agents Note;

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: C

EPC RATING: D

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T: 0191 4131313

ryton@rmsestateagents.co.uk

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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